

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |

Upper Tachbrook Street, Pimlico, SW1V 1SW

Asking Price £1,350,000

Subject to Contract

- Freehold building for sale
- Own entrance maisonette above
- Two bathrooms
- Roof terrace
- A1 shop and basement
- Three bedrooms
- Guest W.C
- Flexible space

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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## Upper Tachbrook Street, SW1V 1SW

Prime location of Pimlico... freehold building for sale with potential to reconfigure, located on a busy shopping precinct, with an abundance of shops, bars/cafes, restaurants and excellent transport links at your fingertips. Period style property arranged over four floors, with commercial use on lower & ground floors, own entrance residential maisonette on the first & second and third floors with retail shop on ground/basement floor and a recently refurbished 3 bedroom 3 bathroom triplex apartment above.

### Schedule of Accommodation

Lower ground & ground floor - retail shop approx. 1,383 sq ft

First & second - 3 bedroom maisonette approx. 1,062 sq ft

Total Size Approximately: 2,445 sq ft

Tenure

Freehold.

Price on Application

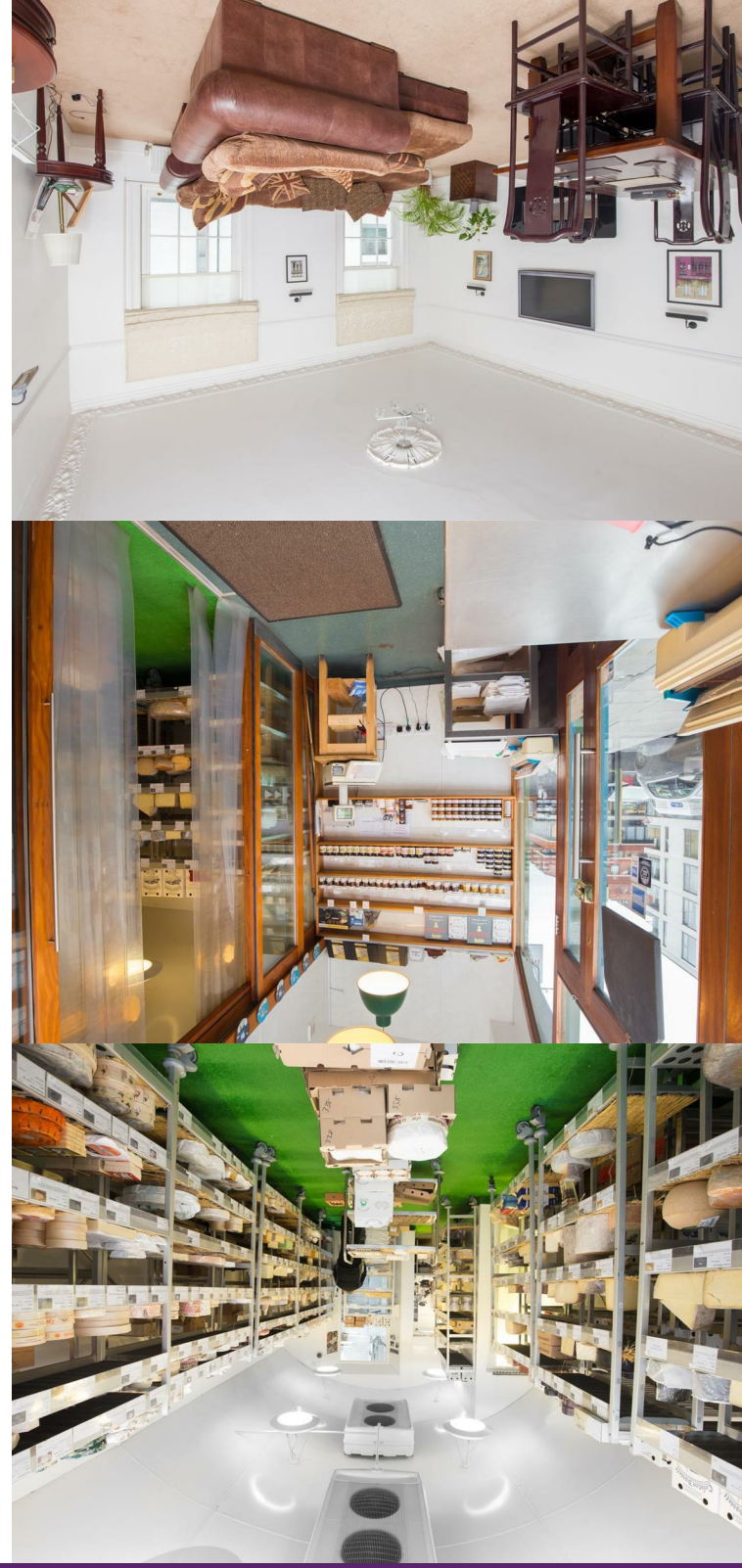
Please contact us for further information

Legal Costs: Each party to be responsible for their own legal costs.

For further information or to arrange an inspection please contact: us

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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